Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/378 Inkerman Street, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $550,000 & $600,000

Median sale price

Median price $602,500 Property Type Unit Suburb St Kilda East

Period - From 11/10/2021 to 10/10/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	11/8 Mooltan Av ST KILDA EAST 3183	$595,000	18/06/2022
2	6/350 Dandenong Rd ST KILDA EAST 3183	$595,000	29/04/2022
3	8/332 Dandenong Rd ST KILDA EAST 3183	$590,000	08/08/2022

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 11/10/2022 17:17

1/378 Inkerman Street, St Kilda East Vic 3183



2 -

Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
11/10/2021 - 10/10/2022: $602,500

Comparable Properties



11/8 Mooltan Av ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $595,000
Method: Auction Sale
Date: 18/06/2022
Property Type: Unit

Agent Comments



6/350 Dandenong Rd ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $595,000
Method: Sold Before Auction
Date: 29/04/2022
Property Type: Apartment

Agent Comments



8/332 Dandenong Rd ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $590,000
Method: Private Sale
Date: 08/08/2022
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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